

## 215m<sup>2</sup> Commercial for Sale in Agios Nikolaos, Limassol District

For sale shop restaurant with license for restaurant-coffee shop, on the ground floor in prime location of Limassol. The area pleases the eye with its greenery and magnificent scenery. The picturesque streets and striking architecture make the area an ideal place to stay. Here everything is at hand: the necessary shops and supermarkets, pharmacies and banks, amazing beaches and the lively city center. Covered area 215 sq.m. (include the loft).

### Property Info

### Plot / Area Info

Covered Area **215**

### Additional info

Reference Number **15311**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

### Location

**Location:** Agios Nikolaos Region: **Limassol**

## Price: €800 000 + VAT

VAT for this property is **€73,860** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 721.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€800 000 on May 22, 2024











